

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 TRIBE STREET SUNSHINE VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,180,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$897,500

Property type

House

Suburb

Sunshine

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5 CORIO STREET SUNSHINE VIC 3020	\$1,178,000	31-Aug-22
10 MCKAY STREET SUNSHINE VIC 3020	\$1,200,000	16-Aug-22
4 RIVERVALLEY BOULEVARD SUNSHINE NORTH VIC 3020	\$1,610,000	16-Jul-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 12 September 2022



5 CORIO STREET SUNSHINE VIC 3020

Sold Price

^{RS}

\$1,178,000

Sold Date

31-Aug-22

3

1

1

Distance

1.45km



10 MCKAY STREET SUNSHINE VIC 3020

Sold Price

^{RS}

\$1,200,000

Sold Date

16-Aug-22

4

2

1

Distance

1.04km



**4 RIVERVALLEY BOULEVARD
SUNSHINE NORTH VIC 3020**

Sold Price

^{RS}

\$1,610,000

Sold Date

16-Jul-22

6

5

2

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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